thereunto belonging, to said Lombard Investment Company, and to its successors and assigns forever. And the said party of the first part covenants with the said party of the second part, as follows:

First: That they have good right to sell and convey said premises.

Second: That the said premises are free from encumbrance.

Third: That they will warrant and defend the title against the lawful claims of all persons.

Fourth: That they do hereby release all rights of dower in and to said premises, and relinquish and convey all their rights of homestead therein.

Fifth: That they will pay to said second party, or order, at the office of the Lombard Investment Company, in Kansas City, Mo. Twenty Five Hundred Dollars, on the first day of January A.D. 1895 with interest thereon from date until paid, at the rate of 6 per cent. per annum, payable semi-annually on the first days of January and July in each year, and in accordance with the one promissory bond of the said party of the first part, with coupons attached, of even date herewith as follows:
Twenty Five Hundred Dollars, on the first day of January A.D. 1895.

Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims adverse titles and encumbrances on said premises; and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money herein secured due and collectible at once, and all money paid by the mortgagee, or its assigns, for taxes or assessments, and all lien claims or encumbrances against said land, shall draw interest at the rate of ten (10) per cent. per annum, from date of such payment; and this mortgage shall stand as security for the amount so paid, with such interest.

Seventh: The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste nor removal of buildings, wind-mill or fences or other improvements, and especially no cutting of timber, except for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantor's family; and the commission of waste shall, at option of the mortgagee, render this mortgage due and payable.

Eighth: Said first party further agrees to keep the buildings and improvements situated on said land constantly insured (loss, if any, payable to said Lombard Investment Company, as its interest may appear), and to the satisfaction and approval of James L. Lombard, Manager of said Company, (or his successors, endorsees and assigns), until said bond and interest coupons are paid, for the sum of Three Thousand Dollars, and the policy